



For Lease: High Capacity Office/Retail



1047 US Hwy 127 S

FRANKFORT, KY 40601

PRESENTED BY:

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PROPERTY SUMMARY

FOR LEASE: HIGH CAPACITY OFFICE/RETAIL

1047 U.S. HIGHWAY 127 SOUTH
FRANKFORT, KY 40601

OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
BUILDING 1 SIZE:	80,000 SF
BUILDING 2 SIZE:	12,500 SF
AVAILABLE SF:	2,500 - 80,000 SF
LOT SIZE:	6.5 Acres
ZONING:	CL - Limited Commercial



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 1047 U.S. Highway 127 South, an office/retail facility situated on one of Frankfort's most highly trafficked commercial corridors. This expansive property offers prime frontage along U.S. Hwy 127, providing visibility and accessibility for a wide range of office, institutional, or service-oriented users.

Situated on 6.5 acres, the property consists of an 80,000 sq ft building and a 12,500 sq ft building. The larger building is fully sprinklered and features a large, open floor plate with existing on-site offices, allowing for flexible configuration to accommodate single-tenant or multi-tenant occupancy. Multiple access points enhance functionality for staff, deliveries, or operational flow. The smaller building offers a variety of layouts and can be divided into five, 2,500 sq ft suites.

PROPERTY HIGHLIGHTS

- Building 1 | 80,000 SF
- Building 2 | 12,500 SF
- 6.5 Acre Lot
- \$8/SF/YR
- Long-term flexibility and scale
- Interstate accessibility
- Flexible layout



AFFORDABLE RATE



CENTRAL LOCATION



AMPLE PARKING

AERIAL

Capital City Airport



Nearby KY Offices:
Veterans Affairs
State Treasurer
Higher Ed Assistance
State Police



US-60 | 11,490 VPD

US-127 | 23,048 VPD

Building 2
12,500 SF

Building 1
80,000 SF



The Paddocks | Coming Soon



Poplar Creek Plaza
Walmart Lowe's

Franklin Square West
OLLIE'S Kroger Starbucks
STAPLES JCPenney FIRST WATCH



East / West Connector | 16,494 VPD



DOLLAR GENERAL

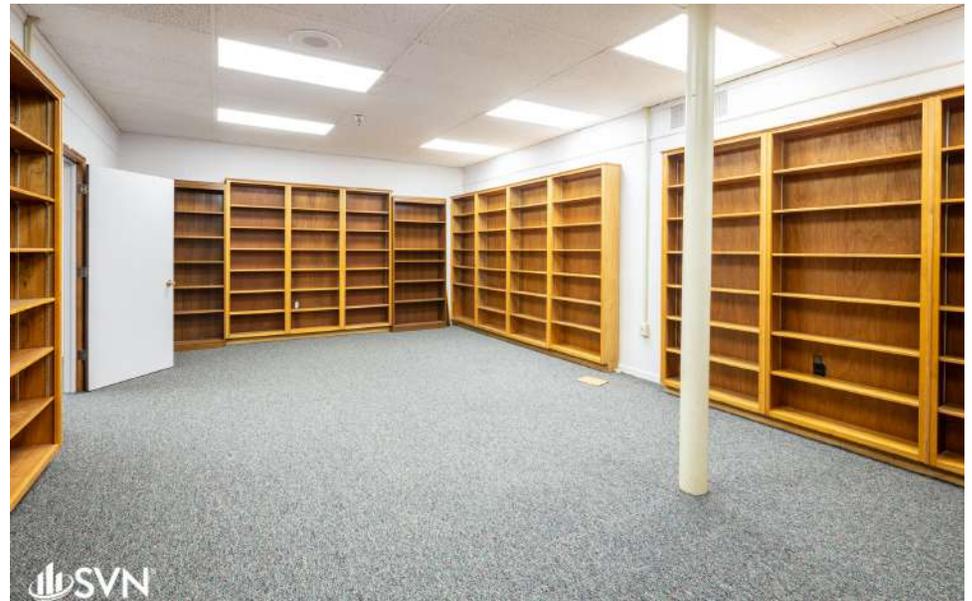


Building 2
12,500 SF

Building 1
80,000 SF

US-127 | 23,048 VPD

ADDITIONAL PHOTOS



ADVISOR BIO



WADE HAGA, CCIM

wade.haga@svn.com

Cell: **859.285.2202**

PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

EDUCATION

Western Kentucky University Gordon Ford College of Business
Bachelor of Business Finance - Cum Laude

MEMBERSHIPS

SVN | Stone Commercial Real Estate

270 S. Limestone
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ADVISOR BIO



GABE MEASNER

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PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.